

## **THE WALLED PADDOCK**

LETHEM, JEDBURGH, SCOTTISH BORDERS







# THE WALLED PADDOCK, LETHEM, JEDBURGH, SCOTTISH BORDERS

**Substantial six-bedroom country home with internal annexe and expansive garden grounds**

Jedburgh 8 miles ■ Kelso 20 miles ■ Melrose 22 miles ■ Edinburgh 56 miles

- A beautifully designed modern home set in a tranquil rural setting.
- 2 reception rooms, 6 bedrooms, 4 bathrooms.
- Self-contained two-bedroom annexe.
- Easily managed garden grounds with open views.
- Full planning permission granted for a double garage.
- Timber outbuilding, open fronted carport and garage.
- Within easy access to A68 and Borders Rail Link at Tweedbank.



**Galbraith**

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## SITUATION

Lethem is a small hamlet located approximately 8 miles from the beautiful Borders town of Jedburgh. Straddled by the A68, providing good vehicular access both north to Edinburgh and south to the northeast of England and the Borders Train Station between Tweedbank and Edinburgh is within an easy drive of The Walled Paddock.

Jedburgh is home to “Mary Queen of Scots’ House” and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque, historic town attracting many visitors throughout the year. Local amenities are easily accessible with a wide range of shops and restaurants. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and Golfing is available at a number of excellent courses including Jedburgh’s own 18-hole course and the nearby Roxburgh championship course. Jedburgh Grammar Campus provides schooling for all ages.

## DESCRIPTION

The Walled Paddock is a picturesque six-bedroom detached family home offering generous and flexible accommodation spanning 275sqm. Set within extensive garden grounds and enjoying open countryside views, the property is ideal for modern family living and multigenerational needs.

Accessed through private timber gates, a sweeping chipped driveway leads to the front of the house, boasting ample parking for several vehicles. Upon entering, a welcoming hallway sets the tone for the property, featuring a striking oak spiral staircase as its centrepiece, leading through to the spacious dining kitchen. The bespoke kitchen features grey wall and base units paired with a wood-effect worktop and Rangemaster cooker. A generous and welcoming dining area provides the ideal space for family meals and entertaining guests.

A generous lounge filled with natural light from two bay windows provides an inviting living area, with access to the ground floor bedroom and adjoining shower room, ideal for guests or flexible family use.

To the rear of the property, a self-contained annexe provides additional living space with level wheelchair access. The annexe includes a modern kitchen with new appliances, a bright and spacious lounge, plus two bedrooms and a bathroom located on the first floor.

Ascending the spiral staircase, the first-floor accommodation boasts three generously sized bedrooms. The principal bedroom includes en-suite bathroom with his and hers sinks, while a well-appointed family bathroom serves the remaining bedrooms. A dedicated study room overlooking the lawn is the perfect spot for home working and completes the accommodation throughout.

## ACCOMMODATION

### Ground Floor:

Entrance vestibule, hallway, living room, dining kitchen, bedroom, shower room and separate WC.

### First Floor:

Landing, master bedroom with en-suite bathroom, two further bedrooms, study room and family bathroom.

## ANNEXE

### Ground Floor:

Hallway, boot room/hallway, kitchen and lounge.

### First Floor:

Landing, two bedrooms and bathroom.



GARDEN (AND GROUNDS)

Externally, the property is set within generous garden grounds, predominately laid to lawn for ease of maintenance.

The grounds offer excellent potential for further landscaping and planning permission has been granted for the erection of a double garage.

Reference 07/01123/FUL

To the east, the grounds of The Walled Paddock extend beyond the dry-stone dyke into an area of mature woodland, offering additional space which is easily accessed if required.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Septic Tank	Freehold	Oil Central Heating	TBA	C 77	Available	Available

POST CODE

TD8 6PS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ushering.straddled.improves

SOLICITORS

Andrew Haddon & Crowe W.S  
3 Oliver Place  
Hawick  
TD9 9BG

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.







Annexe



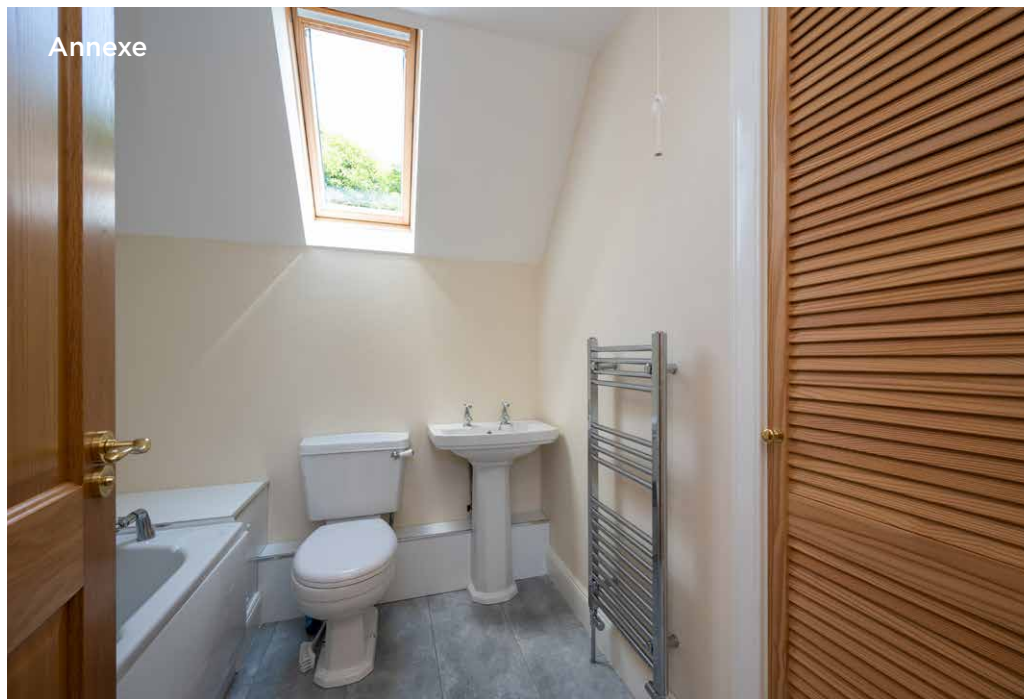
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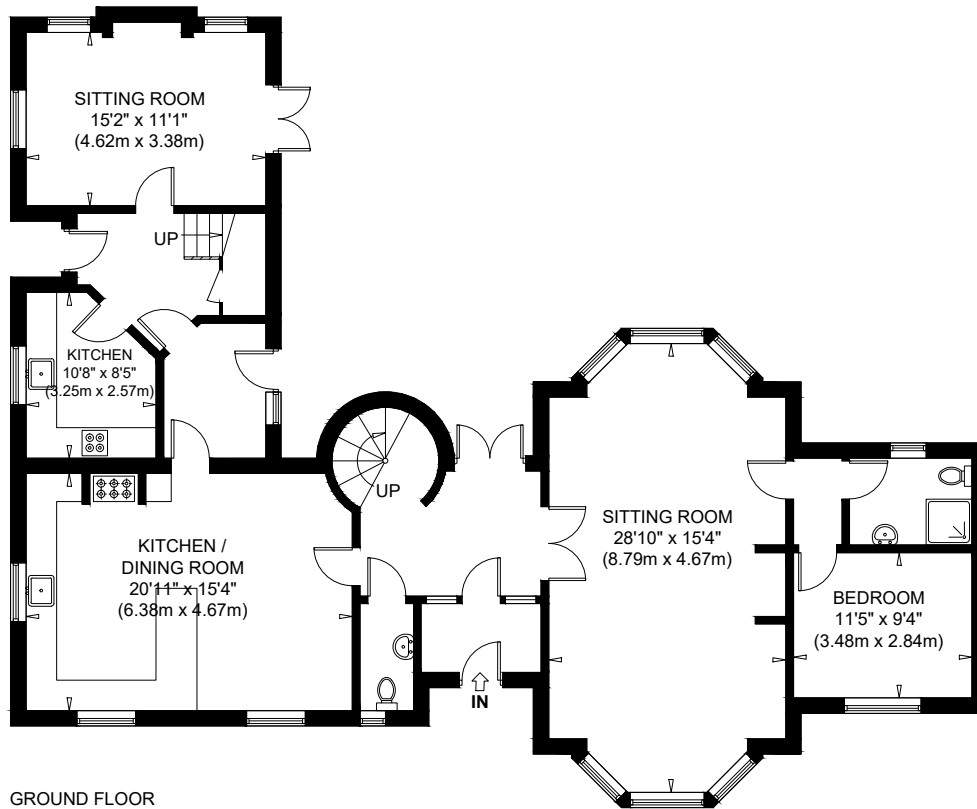
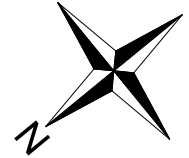
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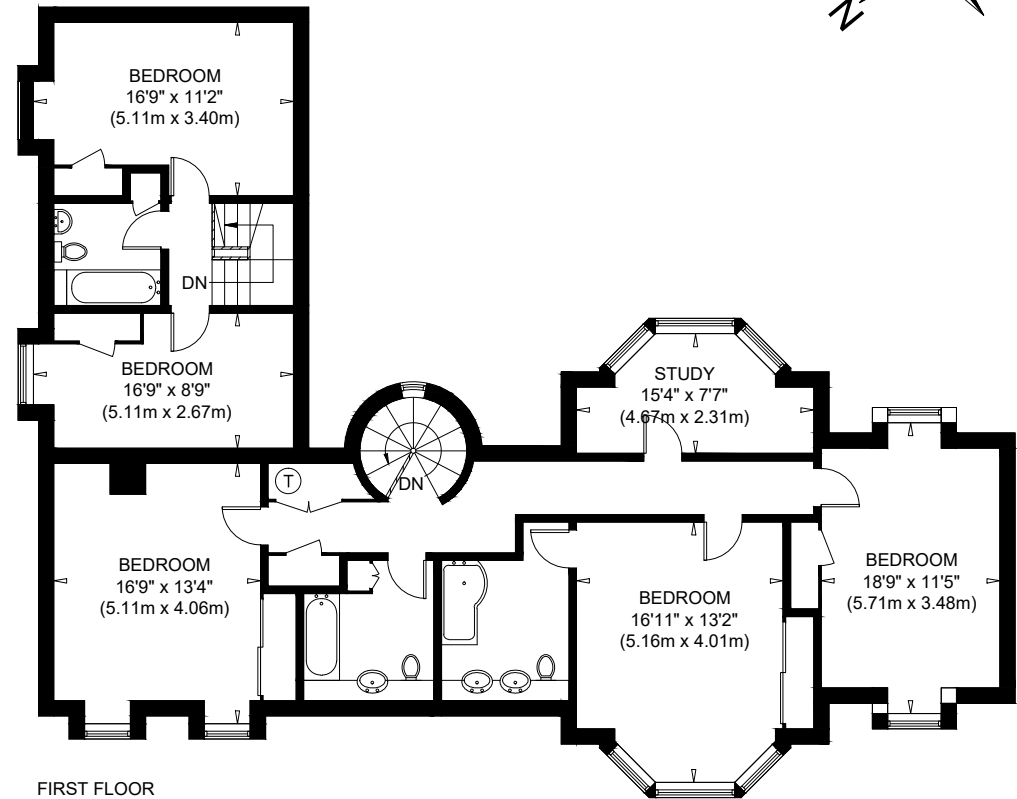
Annexe



THE WALLED PADDOCK  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 285.7 SQ M / 3074 SQ FT  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 140.9 SQ M / 1516 SQ FT



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 144.8 SQ M / 1558 SQ FT

#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025.









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